

Prepared by and Return to:

Premier Abstract & Settlement Services, LLC
123 Woodling Lane
Muncy, PA 17756
570-546-2318

File No. 16-130DML

Parcel ID # 01-056-0034

Sullivan County Assessment Office
CERTIFICATION OF PARCEL NUMBER
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Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

This Indenture, made the 12th day of October, 2016,

Between

**ESTATE OF EMILY M. SYSOCK, BY DONNA M. SYSOCK, EXECUTRIX and
NICHOLAS G. SYSOCK, SINGLE, of 1507 Bedford Street, Rahway, NJ 07065**

(hereinafter called the Grantors), of the one part,

and

KEVIN L. FRANKS, SINGLE of 1733 Seven Corner Road, Perkasio, PA 18944

(hereinafter called the Grantee), of the other part,

WHEREAS, the said **Emily M. Sysock** died testate on October 1, 2015, leaving a Last Will and Testament dated January 21, 2002; her Estate probated to Union County Surrogate' Court Docket #Q-9805 No.; and

WHEREAS, **Donna M. Sysock**, was named **Executrix** and **Letters Testamentary** were issued to the said **Donna M. Sysock** as **Executrix of the Estate of Emily M. Sysock, Deceased**, on **October 21, 2015**, by the Surrogate's Court of Union County, who continues to act and serve as such; and

WHEREAS, Under the laws of the Commonwealth of Pennsylvania, an **Executrix** has the authority to distribute and to transfer real estate.

NOW THIS INDENTURE WITNESSETH; That the said **Donna M. Sysock, Executrix of the Estate of Emily M. Sysock, Deceased**, for and in consideration of the sum of Ten Thousand Five Hundred and 00/100 Dollars (\$10,500.00), lawful money of the United States, to her well and truly paid by the said **Kevin Franks, sole owner** at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, by virtue of the power granted by law, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the **Kevin L. Franks, as sole owner**

ALL those two (2) certain lots, pieces or parcels of land, situate, lying and being in the Village of Bernice, Township of Cherry, County of Sullivan, Commonwealth of Pennsylvania bounded and described as follows:

LOT NUMBER TWO:

BEGINNING at a Stake Corner on the Northerly side of the State Highway Route 220, leading from Foley's Corners to Mildred, being the Southwesterly corner of the lands herein described and hereby

conveyed; thence along the line now or formerly of the "Andrulevage" lot and through the center partition of a double dwelling house occupied now or formerly by "Andrulevage" and "Kulsicavage" North seven (7) degrees thirty (30) minutes West one hundred thirty-eight (138) feet to a stake corner; thence North sixty four (64) degrees East twenty-five (25) feet to a post corner; thence South sixteen (16) degrees East thirty-nine (39) feet to a post corner; thence North seventy-one (71) degrees East eighty-four feet to a stake corner; thence along that line of an Alley South six (6) degrees East one hundred twenty-one (121) feet to a stake corner on the Northerly side of aforesaid State Highway; thence along the Northerly side of said State Highway South eighty (80) degrees thirty (30) minutes West one hundred eight (108) feet to the place of beginning.

CONTAINING 13,250 square feet of land, be the same more or loss. As shown by a survey and draft of said lands made by Samuel R. Kirkland, Registered Surveyor, on September 26, 1947.

HAVING erected thereon one-half of a frame dwelling house and a frame garage, now removed.

LOT NUMBER TWO:

BEGINNING at a stake corner on the Northerly side of State Highway Route 220 leading from Foley's corners to Mildred, being the Southwesterly corner of the lands herein described and hereby conveyed; thence North eleven (11) degrees West one hundred ninety-six (196) feet to a stake corner, being the Northwesterly corner of the lands herein described and hereby conveyed; thence North seventy-six (76) degrees East one hundred thirty-five (135) feet to a post corner; thence South forty-one (41) degrees East seventy-seven (77) feet to a post corner; thence South sixty-four (64) degrees West twenty-five (25) feet to a stake corner; thence along line now or formerly of lot described in Lot Number One above (Albert Kulsicavage) South seven (7) degrees thirty (30) minutes East one hundred thirty-eight (138) feet passing through the center partition of a double frame dwelling house to a stake corner on the Northerly side of said State Highway South eighty-three (83) degrees West one hundred forty-two (142) feet to a stake corner, the place of beginning.

CONTAINING 30,309 square feet of land, be the same more or less. Having erected thereon one-half of a frame dwelling house and frame garage. As shown by a survey and draft of said lands made by Samuel R. Kirkland, Registered Surveyor, on March 28, 1948.

UNDER AND SUBJECT to the prior grantors exception and reservation from this conveyance and reserving unto themselves, their heirs and assigns forever, all coal, iron, fire-clay and all minerals and metals of whatsoever kind or nature, together with all petroleum oil and gas, and all constituents of same; being on, in or beneath the surface of said lands and belonging to same; with the full and free right of ingress, egress and regress upon, over and under said lands; and with all necessary and convenient privileges, for the purposes of investigating, drilling, developing and removing the same; and with the sole rights and privileges to drill, mine and remove the same by any subterranean process incident to the processes of drilling or mining, without thereby incurring, in any event whatsoever, any liability for injury caused or damage done to the surface of said lands, or to any of the buildings which are now on or which may hereinafter be placed thereon

BEING the same premises conveyed to Nicholas Sysock and Emily Sysock, husband and wife, by deed of Theresa Kulsicavage, widow, dated May 9, 1980 and recorded May 19, 1980 in Sullivan County Deed Book 93, Page 703. The said Nicholas Sysock having died on this date, February 6, 1986 thereby vesting his entire right, title and interest to the above described premises to his wife Emily Sysock, as surviving tenant by the entireties.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 01-056-0034 in the office of the Sullivan County Tax Assessor, and having a physical address of 1050 Old Bernice Road, Mildred, Pennsylvania 18632.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Donna M. Sysock, Executrix of the Estate of Emily M. Sysock, Deceased, of the aforesaid covenants, promises and agrees to and with said Grantee, his heirs and assigns, that she, the said Executrix of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

ESTATE OF EMILY M. SYSOCK

By: Donna M. Sysock {SEAL}
Donna M. Sysock, Executrix

By: Nicholas G. Sysock {SEAL}
Nicholas G. Sysock

State of New Jersey
County of Union } ss

On this, the 12th day of October, 2016, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Donna M. Sysock, Executrix of the Estate of Emily M. Sysock, Deceased, and Nicholas G. Sysock, single**, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Robert Diamante
Notary Public
My commission expires 10-09-2020

ROBERT DIAMANTE
NOTARY PUBLIC OF NEW JERSEY
ID # 50024877
My Commission Expires 10/9/2020

The precise residence and the complete post office address of the above-named Grantee is:

**1733 Seven Corner Road
Perkasie, PA 18944**

Danille M. Lee

On behalf of the Grantee